

BK 0465 PG 0457

STATE MS.-DE SOTO CO. S04-0072

THE ESTATE OF BETTY JEAN SPROLES,  
GRANTOR

FEB 23 8 53 AM '04  
WARRANTY

TO

BK 465 PG 457 DEED  
W.C. DAVIS CH. CLK.

LITTLE JOE & THE SLUMLORDS, INC.,  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, The Estate of Betty Jean Sproles, deceased, do hereby sell, convey, and warrant unto Little Joe & The Slumlords, Inc., the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 29, Kingston Estates Townhomes, located in Section 28, Township 1 South Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 73, Pages 2-3 in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, Loyce D. Adams and Laura G. Rhoda execute this instrument as the sole heirs and Co-Administratrix of the Estate of Betty Jean Sproles, deceased. A copy of the Judgment Opening The Estate Appointing Co-Administratrix and Granting Authority for the Sale of Real Property is attached hereto as Exhibit "A".

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 73, Pages 2-3, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2004 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 20th day of February, 2004.

THE ESTATE OF BETTY JEAN SPROLES

BY: Loyce D. Adams  
Loyce D. Adams, Co-Administratrix

BY: Laura G. Rhoda  
Laura G. Rhoda, Co-Administratrix

Loyce D. Adams  
Loyce D. Adams, Individually

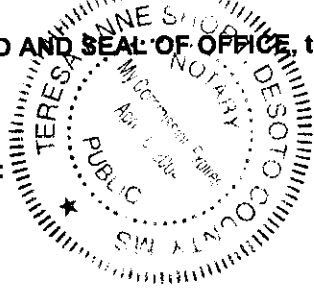
Laura G. Rhoda  
Laura G. Rhoda, Individually

STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

Personally appeared before me the undersigned authority in and for the jurisdiction aforesaid, Loyce D. Adams and Laura G. Rhoda, who acknowledged to me that they signed and delivered the foregoing instrument of writing, as Co-Administratrix of the Estate of Betty Jean Sproles, deceased, on the day and year and in the capacity therein set forth

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of February, 2004.

My commission expires:



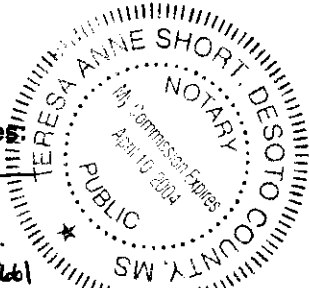
  
Notary Public

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, the within named, Loyce D. Adams and Laura G. Rhoda, who acknowledged that they signed and delivered the above and foregoing Deed as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20<sup>th</sup> day of February, 2004.

My Commission Expires:



  
Notary Public

Grantors Address:  
251 Mt. Pleasant Rd.  
Red Banks, MS 38861

Home Phone Number: 662-851-1586  
Business Number: N/A

Grantees Address:

7353 Perrin Lane  
Horn Lake, MS 38637

Home Phone Number: 904-287-4159  
Business Number: N/A

Prepared By:

Austin Law Firm, P.A.  
6928 Cobblestone Drive  
Suite 100  
Southaven, Mississippi 38672  
(662) 890-7575

## IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

IN THE MATTER OF THE ESTATE OF  
BETTY JEAN SPROLES, DECEASED

CAUSE NO. 04-1-0068ML

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JUDGMENT OPENING THE ESTATE, APPOINTING CO-ADMINISTRATRIX AND  
GRANTING AUTHORITY FOR THE SALE OF REAL PROPERTY

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THIS day, this cause came on for hearing on the Petition of Loyce D. Adams and Laura G. Rhoda, praying that the estate of Betty Jean Sproles be opened and that Loyce D. Adams and Laura G. Rhoda be appointed as co-administratrix of the estate of Betty Jean Sproles, deceased; and, it appearing to the satisfaction of the Court that Betty Jean Sproles, died intestate on the 30<sup>th</sup> day of July, 2003, being at the time of her death, a citizen and resident of DeSoto County, Mississippi, and owning certain real and/or personal property and other assets ; and it is necessary and proper that an administratrix be appointed for said decedent's estate; and that no other persons or person has been appointed or has applied for administratrix of said estate; and that Loyce D. Adams and Laura G. Rhoda are suitable and proper to be appointed as co-administratrix of this estate, and that bond is not necessary in this matter since all heirs at law have waived the requirement of bond inventory and accounting. Further, that Loyce D. Adams and Laura G. Rhoda are the sole surviving children and heirs of the decedent.

It is further found that the estate of the decedent consists of real property located at and otherwise described as 7353 Perrin Lane, Horn Lake, DeSoto County, Mississippi. That the heirs and petitioners believe it to be in the best interest of the estate for said property to be sold; that a contract has been entered to said property for fair market value and that it is therefore fit and proper for this Court to allow for the sale of said property subject to the proceeds of the sale

**FILED**

FEB 09 2004

WE DAVIS, CLERK

1. *Smith*

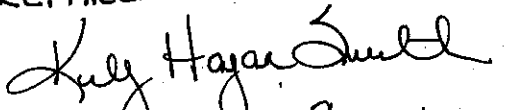
being held in escrow until the closing of this estate.


IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED that the estate of Betty Jean Sproles be opened and that Loyce D. Adams and Laura G. Rhoda be and are hereby appointed as co-administratrix of the estate of Betty Jean Sproles, and upon taking and filing of the Oath as co-administratrix of the estate, Letters of Administration shall issue accordingly. Further that the sale of the real property located at and otherwise described as 7353 Perrin Lane, Horn Lake, Mississippi be and is hereby allowed subject to the proceeds of said sale being held in escrow by the closing attorney until such time as this estate be closed. That said co-administratrix be and are hereby granted the authority to execute all documentation, including, but not limited to, a sales contract, closing documents and a Warranty Deed, in order to facilitate the sale of the property.

SO ORDERED, ADJUDGED, AND DECREED this the 9th day of February, 2004.

  
CHANCELLOR

PREPARED BY:

  
KELLY HAGAN SMITH  
AUSTIN LAW FIRM, P.A.

STATE OF MISSISSIPPI, COUNTY OF DESOTO  
I HEREBY CERTIFY that the above and foregoing is  
a true copy of the original filed in this office.  
This the 9th day of Feb, 2004  
W. E. Davis, Clerk of the chancery court  
By  D.C.